

**MANAGEMENT CERTIFICATE  
FOR  
EDGEWATER AT THE RIVER DISTRICT COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT       §

The undersigned, being the Managing Agent of Edgewater at the River District Community Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision: Edgewater at the River District.
2.     The name of the Association: Edgewater at the River District Community Association, Inc.
3.     The recording data for the subdivision: See **Exhibit A**.
4.     The name and mailing address of the Association:

Edgewater at the River District Community Association, Inc.  
c/o Neighborhood Management Inc  
1024 S Greenville Ave, Suite 230  
Allen, TX. 75002

5.     The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.  
Beverly Coghlan  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Phone: 972-359-1548  
Email Address: managementcertificate@nmitx.com

6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$1,000.00 or 50% assessments

For all resale and refinance information, please go to <https://www.homewisedocs.com>

[ACKNOWLEDGEMENT PAGE FOLLOWS]

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**EDGEWATER AT THE RIVER DISTRICT  
COMMUNITY ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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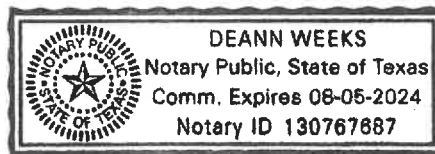
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 10<sup>th</sup> day of May, 2022, by Beverly Coghlan, Agent for the Association of EDGEWATER AT THE RIVER DISTRICT COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
The Ridge Plat Dec. 6. 2019	DocumentNo.D219280966
Correction Notice Dec. 19, 2019	DocumentNo. D219292199
Declaration of Covenants, Conditions and Restrictions Apr. 14, 2020	DocumentNo. D220084927
The Ridge- Correction Plat Sept. 30, 2020	DocumentNo. D220250310
Bylaws/Policies & Guidelines/Etc. Jun 3, 2020	Document No. D220127312